

Ocean Bay Mall
 3327 Main St., Exmore, Virginia
 Commercial Space - 16,580 square feet

Available Through
 The Kirkwood Group
 1-800-343-3224



Price \$650,000

Area: Corner of Main St. & Willis Wharf Rd.	Town: Exmore	State: Virginia
Zip Code: 23350	Tn. Taxes:	Cnty. Taxes:
Tax Map:10A4((OA))0004	Tax Map:10A4((OA))0005	Tax Map:010A3((OA))000055
Deed Book: 234 pg. 305	Deed Book: 242 pg. 572	Deed Book: 336 pg. 077
Apx. Age: 100 years	Remodel: 1987 & 2006	Sq. Ft.: 16,580
Sewer: private 3,000 gal. W/ 750 gal. Grease trap	Sewer: Town of Exmore 7 ERC, 4" forced main	Water: Town of Exmore 4" forced main
Street surface: paved	Electric:600 amp	

Remarks:

- 1) Property consists of 3 Lots - 3327 Main St. and rear parking lot, 1/2 acre more or less and parking lot on SE corner of Main St. & Willis Wharf Rd., 0.15 acre more or less
- 2) Property to be sold "AS IS" with no guarantees except the roof which has a 15 year Firestone Guaranty.
- 3) Located in Exmore which is under going a town wide renovation of its business area

Off Street Entrances: 2	Rest Rm 1: 1st floor - handicapped access
1st Floor: Open Floor space 5,880 sq. ft.	Rest Rm 2: 2nd floor
2nd Floor: Open Floor space 4,900 sq. ft.	Security: Fire Co. & Police 300 feet
3rd Floor: Open Floor space 5,800 sq. ft.	Lighting: 2 tube, 8 ft. florescent fixtures
# Stories: 3 plus partial basement	Roof: 3 ply built up system - Firestone
Exterior: 12" brick	Elevator: freight, not used since 1990
Windows: new Alside Low E vinyl new 2006 2nd floor - tempered Low E glass	Basement: partial
Interior Features: brick walls, tin ceilings, large, open stairways	Heating/Cooling: Trane electric heat pumps being installed
Exterior Features: Corner lot with good visibility, commercial glass entrances	Other features: rear freight entrance, 2 parking areas, railroad access across the street